

P.T. 21-30-417-052-1055-1416 105-685773488

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TRUSTEE'S DEED

COOK C. NO. 06

THIS INDENTURE made this 28th day of February, 1984, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain trust agreement, dated the 12th day of January, 1981, and known as Trust Number 51748, party of the first part, and Stanley E. Sanders, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Unit 403 in Doral South Condominium as delineated on a survey of the following described real estate: The southerly 1/2 of Lot 118 and the northerly 1/2 of Lot 120 in Division 1 of Westfall's Subdivision of 208 acres being the East 1/2 of the South West 1/4 and the South East fractional 1/4 of Section 30, Township 38 North, Range 15, East of the Third Principal Meridian, also Lots 26 to 30 in the Subdivision of Lots 119 and 121 to 124 in Division 1 of Westfall's Subdivision aforesaid, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document #23852677 and as amended by Document #26081625 together with its undivided percentage interest in the Common Elements

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part and to the proper use, benefit and behoof, forever, of said party of the second part.

Subject to 1983 and subsequent years real estate taxes and covenants and conditions of record and those exceptions shown on Exhibit A attached hereto and made a part hereof.

Party of the first part also hereby grants to party of the second part, his successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

This Deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This Deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any recorded or registered in said county.

SEAL OF ILLINOIS
MAR 28 1984
REVENUE

COOK COUNTY
REAL ESTATE TRANSACTION TAX
10750

DEPT OF REVENUE
MAR 28 1984
10750

26 998 099

BOX 333

UNOFFICIAL COPY

EXHIBIT A

ENCROACHMENT OF CONCRETE WALL LOCATED MAINLY ON THE NORTHERLY LINE OF THE LAND (JUST NORTHERLY OF PARKING SPACE) OVER UNTO THE LAND NORTH AND ADJOINING ABOUT 0.12 FEET AS DISCLOSED BY SURVEY BY CERTIFIED SURVEY COMPANY ORDER NO. 80105 DATED IN DECEMBER 1980.

ENCROACHMENT OF THE CONCRETE WALL LOCATED MAINLY ON THE LAND OVER ON THE LAND SOUTHEASTERLY AND ADJOINING BY 0.26 FEET AND VARYING TO 0.0 FEET AS SHOWN ON SURVEY ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25852677.

EASEMENT IN, UPON, UNDER, OVER AND ALONG THAT PART OF THE LAND ON EXHIBIT A TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED JUNE 11, 1980 AS DOCUMENT 21181354.

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT

UNOFFICIAL COPY

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